Appendix 2

Summary of Applicant's Supporting Information

Pre-application Consultation Report – the report describes the consultation process undertaken by the applicant prior to submitting the application. This report outlines the engagement activity that took place with potential interested parties which included advertisement of the public event in the press and notification of local properties within proximity to the development site. The report explains that an accessible website hosted information for the development proposal with an online interactive consultation event held from 1700 to 1900 on 10 June 2021. The event was attended by 15 members of the public. A public event was also held at Fowlis Village Hall on 12 June 2021 which was attended by 53 parties. The report states that during the public consultation comments were made in relation to a number of matters which included - flood risk and existing flood problems in the area; access for walkers; construction traffic route; residential visual amenity; landscape mitigation; biodiversity enhancement, effects on flora/fauna, wildlife corridors; grid route/ disruption to local road network.

Planning Statement – provides the applicant's assessment of the proposal in the context of the provisions of the Development Plan and other material considerations. It indicates that an extensive pre-application process was undertaken as the development constitutes a Major development as defined by the Town and County Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The statement identifies the potential benefits of the development which includes contributing to the delivery of international and national policy objectives by diversifying the energy mix and facilitating the transition to low carbon energy, whilst decreasing the dependency on fossil fuels. Based on an assumption of maximum 49.9MW capacity and a load factor of 10.3% (based on developments at similar latitudes), the proposed Development has the potential to annually generate approximately 45 GWh of renewable electricity (i.e., approximately 1,350 GWh over the proposed 40-year period of the proposed Development's operation). This is equivalent to the average annual UK electricity consumption for approximately 12,500 homes,1 in 5 of the homes in Angus. It is considered that there are clear benefits which arise from the renewable energy credentials of the development which clearly outweigh the modest impacts. Considering all policies relevant to the development and material considerations, the statement concludes that the development is considered to be in compliance with these policies and considerations, and planning permission should therefore be granted.

Planning Statement Addendum – this document serves as an addendum to the planning statement and provides detail of how the proposed development accords with the 'Scotland 2045: Our Fourth National Planning Framework (Draft)' (Draft NPF4) which was published on 10th November 2021. The Draft NPF4 sets out an overall spatial strategy for Scotland target of net zero emissions by 2045 and must make significant progress towards this by 2030. The Draft NPF4 outlines Action areas for Scotland 2045 and the Site is located within the Central Urban Transformation Zone. Part 2 of the Draft NPF4 outlines the proposed National Developments. Although the Proposed Development does not exceed the 50MW threshold for National Development it will help to deliver the "large increase in electricity generation from renewable sources will be essential for Scotland to meet its net zero emissions targets". The policies proposed to deliver the spatial strategy offer support to green energy developments and in relation to solar arrays indicates development proposals for solar arrays should be supported where the planning authority is satisfied that the arrays would not adversely affect (including the effect of glint and glare) residential amenity, road safety, historic environment assets, or aviation interests. Ground mounted arrays should be installed using pile driven or screw foundations rather than trench foundations to facilitate restoration of the site. The proposed development's grid connection date soon after April 2023 will therefore contribute to making significant progress towards the 2030 target.

Design and Access Statement – this document explains the design and access principles and concepts that have been applied to the development proposals. It indicates the proposed Development is located less than 1km west of the settlement of Fowlis and approximately 4km northwest of the city of Dundee settlement boundary. The site extends to 118ha and encompasses two spurs from Blacklaw Hill (located to the west) and comprises two south facing slopes. It indicates the layout has been designed to maximise renewable energy yield, focusing on south-facing and flat land. Appropriate buffer zones were applied from the houses to the south of the site boundary, around power lines and the gas pipeline which runs beneath the north-west part of site. The design has evolved through an iteration process to take account of factors which include ecological interests; residential properties and existing infrastructure. In relation to transport and access construction traffic will access the site from public roads in the Perth and Kinross Council area avoiding the village of Fowlis. The Proposed Development has an approximate construction timeline of around 6 months. It is estimated that an average of 4 HGV deliveries and 15 low loaders/private vehicles will be required daily during the construction phase A Construction Traffic Management Plan (CTMP) will be prepared with traffic management measures to ensure efficient and safe transport of vehicles and personnel to and from the Site, minimising disruption to other road users where possible. An Access Management Plan (AMP) is also proposed to ensure any potential impacts on the core footpath are managed.

Supporting Environmental Information Report – this document provides an assessment of the potential effects the Proposed Development may have on a range of environmental and technical issues. It indicates a screening opinion was sought from the Council and this confirmed the development did not constitute an EIA development. The report provides a detailed site description and a detailed description of the development including each of the components in the proposal which include – solar photovoltaic modules, security fencing and cctv, sub-station and office compound, inverters and transformers, location of the temporary construction compound and details of construction and operational access arrangements. An overview of the site selection process and design iteration process is provided which details how the design of the solar array has evolved. Should planning permission be granted it is indicated that a CEMP will be prepared and agreed with Angus Council prior to the commencement of construction activity. Once the solar array is fully operational, it will require minimal maintenance. Maintenance is expected to consist mostly of monthly routine site inspections by technicians, as well as some unscheduled visits when required. The development is to be operational for a period of 40 years with the site subsequently restored to its pervious use unless a further permission is sought for the development.

Landscape and Visual Appraisal – the report presents the findings of a landscape and visual appraisal (LVA) of the development which is informed by local landscape character assessments, landscape capacity guidance and other relevant guidance. The solar farm is located within Landscape character type (LCT) TAY8 Igneous Hills which is described as having ‘variable capacity’ for solar development although overall capacity is considered to be low. In terms of how the proposed Development effects the LCT, the proposed Development would result in a large-scale change to the character of the site itself. This is due to the change of land use from arable farming to energy generation, albeit with some capacity for productive agricultural use retained through grazing under the solar panels. The greatest visual effects from the proposed Development would extend around 0.4km (Large-Medium effects) to the south where this notable change in land use would be openly visible in close proximity but would rapidly reduce to Negligible scale beyond this. To the north, across the majority of the LCT, the Zone of Theoretical Visibility (ZTV) indicates there would very little visibility. Proposed landscape mitigation would result in some localised reduction in visibility from the parts of the LCT in closest proximity to the site as it matures but would not notably alter the scale of landscape change in these areas. Short-term and Long-term effects would not be notably different and would be experienced within a very limited extent of the LCT. The greatest visual

effects would result where close proximity views of solar panels would occur. These, however, would sometimes be screened by existing vegetation within and bordering the site and dykes or embankments, such as at the southern end of core path 215 (Piperdam to Binn). To the south of the proposed Development, the greatest effects occur would be from views from the minor road minor road extending west from Fowlis (Berryhill Lane) and running parallel to the southern site boundary. This area is relatively open and would experience views of a large extent of the proposed solar panels within the southern parts of the site. However, predicted visual effects would reduce over time, as a result of the proposed mitigation tree and hedgerow planting. The overall effects on the landscape and visual resource are limited to a very small geographical area and a small number of receptors would be affected.

Flood Risk and Drainage Assessment – this document assesses the flood risk and drainage impacts associated with the development proposal. It indicates confirms no material flood risk sources have been identified and thus no specific flood risk mitigation measures are required. A Surface Water Management Strategy has been proposed which demonstrates that surface water runoff from the development can be managed via implementation of runoff dispersion and erosion protection measures including gravel pits along the edge of transformer and inverter stations, permeable tracks and erosion protection along the PV drip line. Flood Risk Betterment from the site will be provided in the form of vegetated swales, check dams and increased vegetative cover to further reduce and attenuate runoff and provide further erosion protection. It concludes that there are no overriding impediments to the development being granted planning permission on the grounds of flood risk or surface water drainage provisions.

Noise Assessment – this document assesses operational noise from the proposed development at the nearest noise sensitive receptors. It concludes that noise levels from the site will be low at the receptor locations and will meet the day and night-time criteria requested by Angus Council.

Archaeology and Heritage Statement – this document considers potential impact of any development upon the archaeological resource and cultural heritage sites. The archaeological assessment found that there are no known cultural heritage sites within the area proposed for development that could potentially be directly affected by the proposal. The sloping nature of much of the terrain within the area proposed for development is unlikely to have been conducive to prehistoric or medieval settlement, and no archaeological artefacts are known to have been turned up during ploughing or other agricultural activities. The area proposed for development, therefore, has low archaeological potential. A brief setting assessment of the designated cultural heritage sites within the 100 m buffer and 1 km study area found that the proposal would have no indirect effect upon the settings of one Conservation Area, one category A Listed Building, five category B Listed Buildings or six category C Listed Buildings. Angus Council and Historic Environment Scotland are therefore unlikely to require any mitigation of adverse indirect effects upon these cultural heritage sites.

Ecology Assessment – this document provides an assessment of the ecological features present or potentially present within the development site and its environs. The assessment comprises a range of ecological studies including an ecological desk study, an extended Phase 1 habitat survey and an update to this survey, and badger and otter surveys. The development site includes a range of primarily agricultural habitats, with both semi-natural and plantation woodland, plus tree lines, hedgerows and both standing and running water. The assessment indicates extensive evidence of badger was recorded adjacent to the south-western site boundary, in the form of multiple setts; and occasional otter presence was recorded close to this badger setting area. The 2019 survey indicated the potential suitability of the mature tree lines for bat roosting use and the subsequent scheme designs have taken account of this potential and included a 20m stand-off from these features. Brown hare and a range of bird species were recorded on the site. Important ecological features, which are also potentially vulnerable to the Proposed Development, were identified, and an assessment of

impacts has been undertaken. They were Himalayan balsam and badger. The ecological impact assessment has been carried out in the presence of standard mitigation measures in line with guidance issued by CIEEM. This includes measures to prevent breaches of wildlife legislation. None of the construction effects were assessed as being higher than a Minor adverse impact and therefore not significant. For the operational phase, no adverse effects were identified as being higher than Minor adverse impacts which are therefore not significant. Specific habitat and species mitigation measures for the construction and operational phases of the proposed development are to be defined within a CEMP which can be secured by a planning condition.

Biodiversity Management Plan – this document identifies measures to be used during the construction and operational phases to protect and support biodiversity on and around the development site in order for the development to provide a Biodiversity Net Gain. It is indicated that the proposed solar farm site supports a mix of semi-natural and plantation woodland, tree lines and hedgerows in what is otherwise an agricultural landscape. The design solution allows for the retention of existing landscape features and incorporates mitigation measures during the construction and operational phases of the development. During the construction phase it is intended to commence work ahead of the bird breeding season in order to reduce potential disturbance/displacement impacts on birds resident in the surrounding area and undertake pre-construction surveys the invasive non-native species (INNS) Himalayan balsam and badgers. It is anticipated that construction mitigation biosecurity measures will be required to be in place during construction to ensure no potential exists for bio-contamination to or from the Site, or for spreading potential contaminants within the working areas. In order to prevent access to the solar array of this area (and the potential for cable damage as a result of foraging activity), badger-proof weld-mesh will be required in combination with the stock fencing of the south-western array area. During the operational phase biodiversity enhancement measures are proposed to include species-rich wildflower meadow resource to be created and managed; introduce new tree and hedgerow planting; maintain hedgerows for biodiversity, with appropriately infrequent maintenance; inclusion of an appropriate mowing regime for the species-rich grasslands and grazing with animals may also be used for managing the meadow by grazing at the end and/or beginning of the growing season. Safeguard connectivity for badger movement across the Site outwith the panel areas. A monitoring, review and reporting protocol will be incorporated into the management plan in order that any changes to habitat management can be implemented during the lifespan of the development.

Outline Construction and Environmental Management Plan – this plan provides an overview of potential environmental impacts of the Proposed Development, during its construction phase, and describe the management and mitigation measures to protect the environment and sensitive receptors, both on- and off-site, and minimise potential adverse impacts on the environment. Specific information is provided on the roles and responsibilities of individuals who are involved in the project and how they ensure environmental compliance will be achieved. A noise and vibration management plan will be implemented to ensure compliance with permitted hours of operation; legal noise constraints; identification of noise mitigation buffers; method statements for the mitigation of construction noise and vibration are identified; a survey programme and route noise surveying at sensitive receptors and a complaint investigation and resolution procedure is identified. A dust and air pollution management plan will be implemented which incorporates mitigation measures to deal with dust generation related to construction operations; earthwork operations and vehicle movements. Specific information on how pollution prevention is to be achieved is provided along with mitigation measures should an incident occur. It is proposed to implement an access management plan to identify the measures to be implemented in order to manage and minimise the impact on access to Core Path 215 during the construction phase. An indicative construction management plan is also incorporated which describes the measures to be implemented in order to manage and minimise the impact of construction traffic related to

construction of the development. A finalised management plan would be agreed with the relevant local authorities prior to development commencing.

Glint and Glare Assessment – this assessment considers the possible effects of glint and glare from the development on upon aviation activity, surrounding road users and dwellings. In relation to aviation impacts the assessment concludes that significant impacts are not predicted as the nearest aerodrome is Dundee, at a range of approximately 8 km with visibility of the panel areas is not predicted from the Air Traffic Control tower and reflections towards approaching pilots would likely be of an acceptable intensity. In relation to road users no major or regional roads are present within 1 km of any panel areas. Reflections towards local roads have a worst-case impact of low due to the relatively low traffic densities on such roads. In relation to impacts on dwellings it is indicated that there are 50 dwellings that are affected by the development. Of the 50 dwelling locations that have been modelled it is anticipated that impacts on some of these properties would be moderate with no property experiencing high impact, even under worst-case conditions. Impacts on the affected dwellings can be further reduced through mitigation measures through screen planting at the site boundary and if necessary other strategies such as varying the panel azimuth and/or tilt to avoid reflections in a specific direction or removing panels.

Socio-economic Assessment – this assessment considers the socio-economic impacts associated with the proposed development. The assessment indicates the Proposed Development will contribute towards several key national and regional policies. This includes Scottish Government climate change ambitions for the reduction of greenhouse gas emissions through the development of renewable technologies, and economic policy relating to investment and innovation in technology and infrastructure. Regional policies in Angus and the Tay Cities Region will similarly benefit, through the promotion of economic growth to support a range of policy objectives such as investment, employment, infrastructure, connectivity, wage growth, and the growth of a workforce in the face of an ageing population. The economic assessment confirmed a number of benefits which will accrue to the study areas over the project lifespan, which include – £22 million in investment during construction; £1.8 million in direct operational expenditure; £14.7 million in GVA for the Scottish economy; £30.1 million in wider GVA benefit for the Scottish economy through multiplier effects; community benefit funding in the form of community benefits per MW, rent and rates for the local area of around £18 million; and enough generation capacity to power the equivalent of 12,500 UK homes all year round and approximately 20,070 tonnes of carbon emission savings per annum.

Land Capability for Agriculture Classification Survey Report – this report details the findings of a soil survey of the site to determine its exact land capability classification. The survey consisted of conducting a number of hand auger borings to a depth of 1.2 m undertaken on a 100 m grid to examine soil conditions using soil survey methods. The soil was scientifically examined and resulted in a Land Capability Classification for Agriculture of the following classes 3.2, 4.1, 4.2 and 5.3.

Response to Consultations and Representations – this document reviews the consultation responses and replies to the following consultees are provided – Countryside Access Officer; Countryside Officer; Environmental Health Service; Roads Service; Archaeological Service; Dundee Airport; NATS; NatureScot; the Community Council; SEPA; Transport Scotland; Perth and Kinross Council and SSEN Transmission. In relation to representations from third parties these are identified on a topic by topic basis and replies to the following are provided – roads and infrastructure; siting, design, construction and decommissioning; life cycle; ecology; ornithology; land use; hydrology and flooding; recreation; health and safety; glint and glare; planning policy; landscape and visual; and non-material planning matters.